



Notice of a Committee of Adjustment Hearing for Consent & Minor Variance Applications

File No:	A/03/24 and LD 074/2023
Owner:	M. & A. Kulba
Agent:	Scarfone Hawkins LLP c/o N. Pellizzari
Address of Property:	S840 Brock Concession Road 9 Part of Lot 9, Concession 8

Purpose and Effect of the Applications

Consent application LD 074/2023 was tabled by the Regional Land Division Committee on December 4, 2023. As of January 1, 2024, consent applications have been delegated to the Township’s Committee of Adjustment. Therefore, the application is being brought back to the Committee of Adjustment for consideration.

The purpose of consent application LD 074/2023 is to convey a 7,005.5m² parcel (Part 1) to the adjacent lot at 874 Brock Concession Rd 9 to resolve an existing encroachment, retaining a 20.9 ha parcel at 840 Brock Concession Rd 9 (see key map). A minor variance application (A/03/24) has been submitted in conjunction with the consent application to address the minimum lot area (20.9 ha) of 840 Brock Concession Rd 9.

Virtual Committee of Adjustment Hearing

The Committee of Adjustment hearing will be a virtual meeting to provide interested parties the opportunity to learn more about the applications and make comments before a decision is made on the applications.

The virtual meeting will be held on:

April 16, 2024 at 7:00 p.m.

Residents can participate electronically or by telephone.

If you wish to participate electronically or by telephone in the Committee of Adjustment virtual meeting, please email planning@brock.ca by noon on April 16 to request the vi



rtual meeting link and/or call-in information, noting the application number and meeting date.

Please note that the meeting is scheduled to begin at 7:00pm. You should be present at that time if you wish to address the Committee. Please be advised that if you join the meeting after 7:00pm this application may have already been heard and a decision rendered.

Written comments can be emailed to planning@brock.ca or mailed or dropped off at the Municipal Office at 1 Cameron Street East, Cannington, ON L0E 1E0. All written comments need to be received by noon on **April 16, 2024** to be provided to the Committee Members to help inform their decision. All comments received will be made available to any interested person for inspection (Statutory Powers Procedure Act).

For **additional information** regarding this application or if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to:

Robin Prentice, Director of Development Services
1 Cameron Street East, Cannington ON L0E 1E0
705-432-2355 ext.235 robin.prentice@brock.ca

Please include your name, complete mailing address and/or email address. Additional information is also available between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, at the Municipal Office, 1 Cameron Street East, Cannington.

If you have accessibility needs and require alternate formats of this document or other accommodations, please contact the Township Clerk's department at 705-432-2355.

If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

The **notice of decision** will be sent no later than 10 days from the date of the decision to the applicant, each person who appeared at the hearing and to anyone who filed a written request for notice of the decision with the Secretary-Treasurer. Submission of a written request to be notified of the decision will also entitle you to receive written notice if the decision is appealed to the Ontario Land Tribunal.



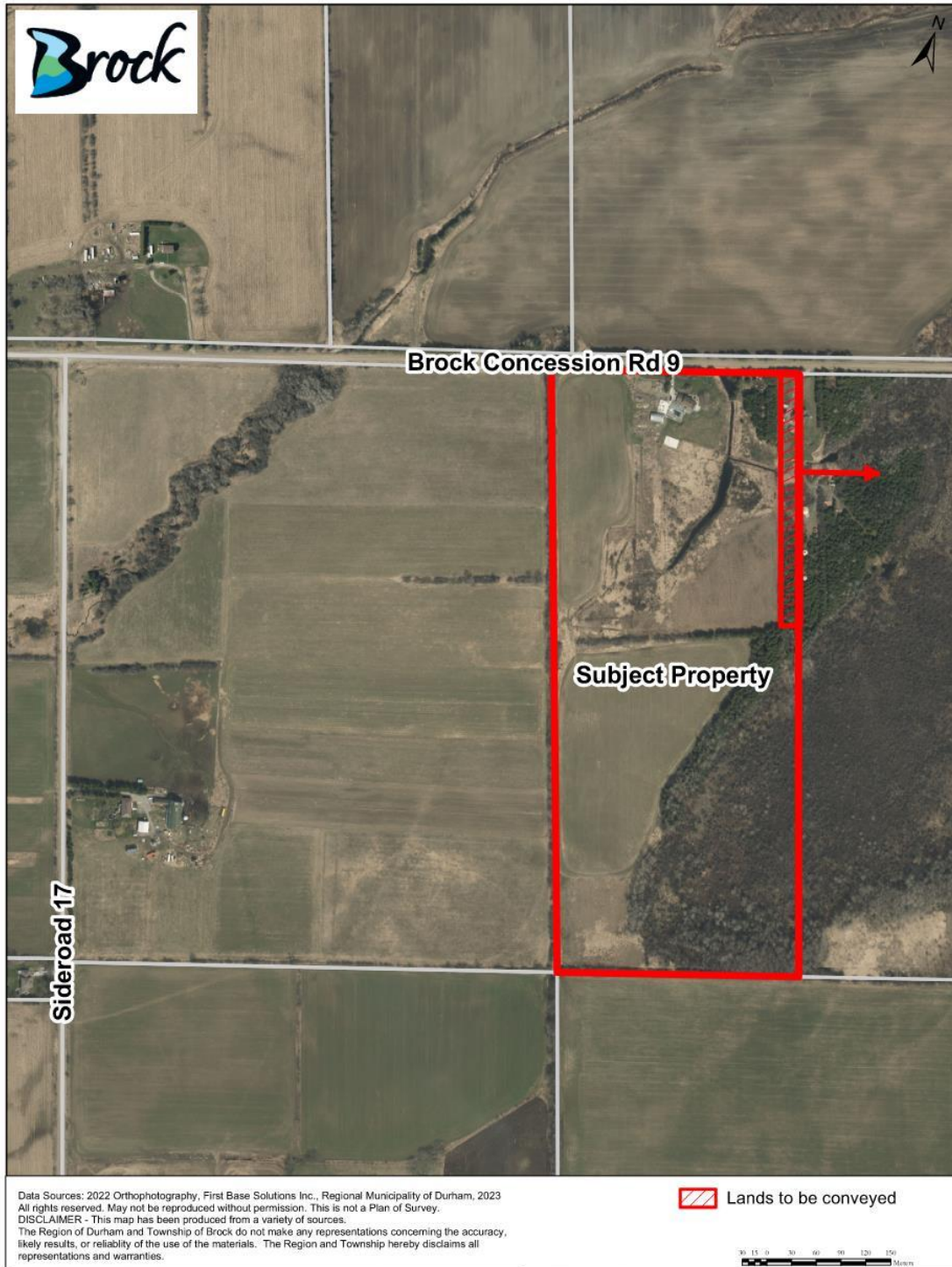
If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person, or any public body may appeal this decision.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

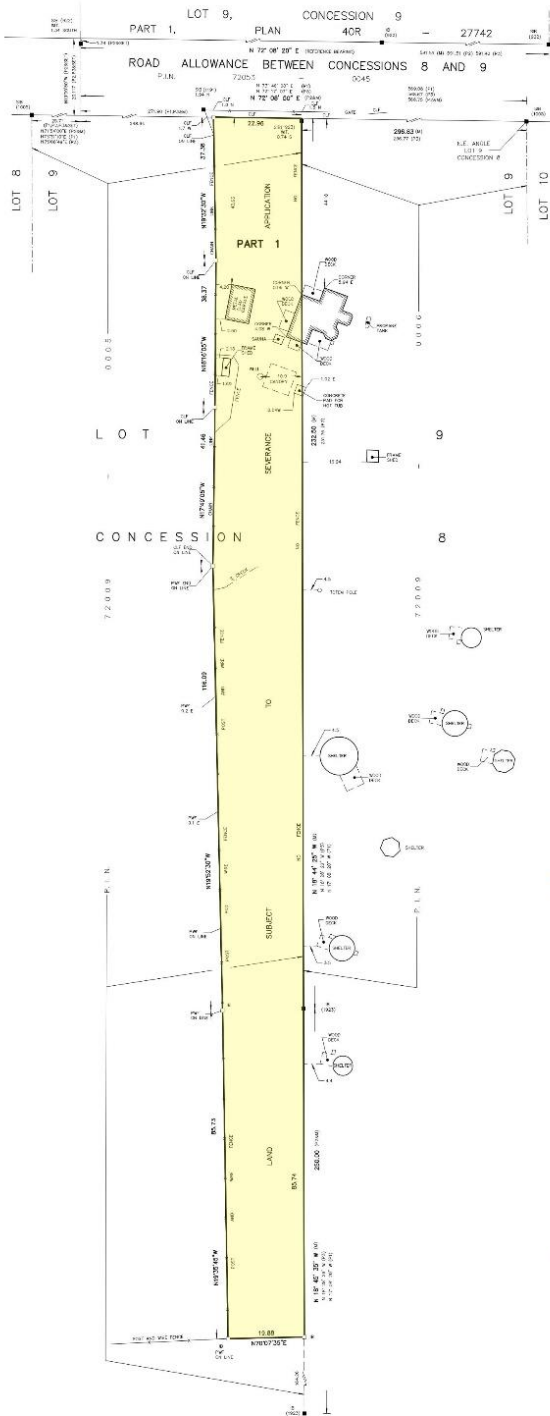
Dated March 26, 2024

Key Map





Proposed Severance Plan



REGISTERED PLAN FILED
 DEPOSITED UNDER THE LAND
 TITLE ACT

PLAN 40R-

REGISTERED AND DEPOSITED

DATE: _____ DATE: _____

DRAFT

ONBehalf of the SURVEYOR

REGISTERED AND DEPOSITED
 REGISTERED AND DEPOSITED
 REGISTERED AND DEPOSITED

NO.	LOT	SECTION	PLAN	AREA(S) T
1	9	8	COMMITTEE 1	23.82

SKETCH FOR SEVERANCE
 PART OF LOT 9
 CONCESSION 8
 TOWNSHIP OF BROCK
 (GEOGRAPHIC TOWNSHIP OF BROOK
 REGIONAL MUNICIPALITY OF DURHAM)

SCALE 1:500

THIS PLAN IS A SKETCH FOR SEVERANCE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NOTES

SEVERANCE APPLICATION IS IN ZONE T1 (T1) WEST OF CONGRESSION ROAD AND IS REFERRED TO THE NORTHERLY LIMIT OF THE ROAD.

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THAM SURVEYING LIMITED
 CHARTERED LAND SURVEYORS
 www.thamsurveying.ca

8888 KELLE STREET, SUITE 7, PHONE: 905-761-6521 FAX: 905-761-6523
 VILHJAN, ONTARIO, L4K 2N2 1-855-761-6521

DRAWN BY: _____ CHECKED BY: _____ JOB NUMBER: 2018-28
 REVISED: _____